





The accommodation

The property is accessible via the uPVC front door and the welcoming lounge boasts hard wood laminate flooring and a stone fireplace with a tiled hearth. Beyond that and completing the ground floor accommodation is a spacious kitchen with a ceramic tiled floor.

Let's look outside..

The property has a flagged rear yard with gates access and unrestricted on street parking available to all.

The location

A short walk to the Millennium Bridge and the banks of the River Lune, this property has excellent access to the city of Lancaster. There are a range of amenities on its doorstep including a doctors surgery, pharmacy, two convenience stores and a local primary school. With excellent access into the nearby city of Lancaster via a beautiful scenic river walk and local bus services, this property provides excellent access both locally and further afield, with the M6 motorway and Bay Gateway mere minutes away and a handy bus route nearby you'll never struggle to navigate what the city has to offer from here.

The situation

The property is available with full vacant possession and no upward chain.

Services

The property is serviced with gas and has a glow-worm boiler which has been regularly serviced. There is electricity which benefits from a recent full re-wire and there is mains water and drainage. There are mains wired smoke alarms available as well as a carbon monoxide alarm in bedroom two which is close to where the boiler is situated.

Tenure

The property is Freehold with title number LA878078.

Council Tax

Band A via Lancaster City Council.

Viewings

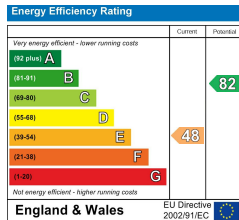
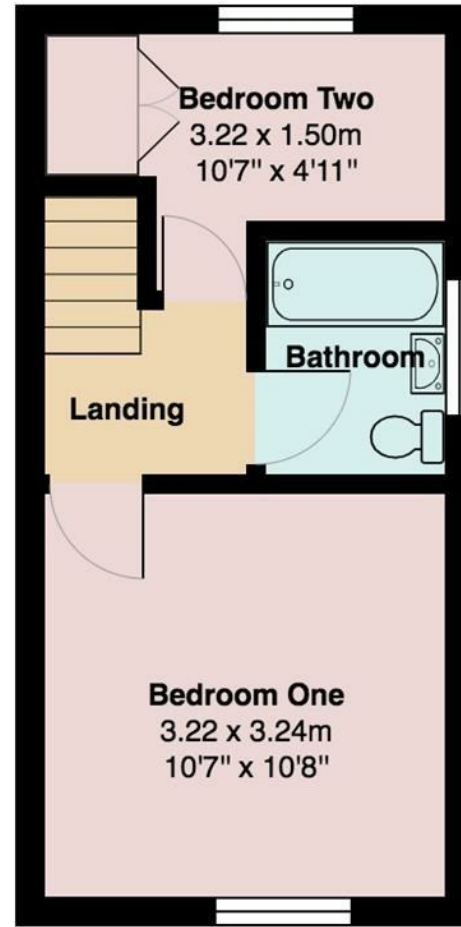
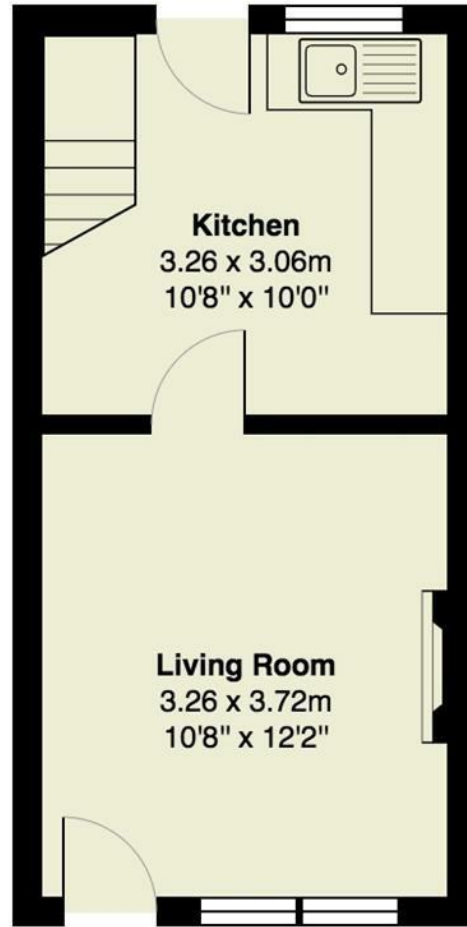
Strictly by appointment via Houseclub Estate Agents.

Energy Performance Certificate

Available online and we'd be happy to deal with any further enquiries at our sales office.







Your Award Winning Houseclub

